

FLOOD RISK ASSESSMENT STATEMENT



For

PROPOSED CONVERSION OF FIRST, SECOND AND THIRD FLOORS TO FLATS TOGETHER WITH ALTERATIONS TO SHOPFRONT AND REAR OF BUILDING

Oglesby & Limb Ltd
Chartered Architect

Suite 1
Market Chambers
12 Market Place
Spalding
Lincolnshire
PE11 1SL
Tel: 01775 761196

www.design@o-l-ltd.co.uk

At

**SPALDING NEWS
24 MARKET PLACE
SPALDING
LINCOLNSHIRE
PE11 1SS**

For

MR ASGAR & MR ABBAS LAXMIDHAR

Director
A.J. Oglesby RIBA

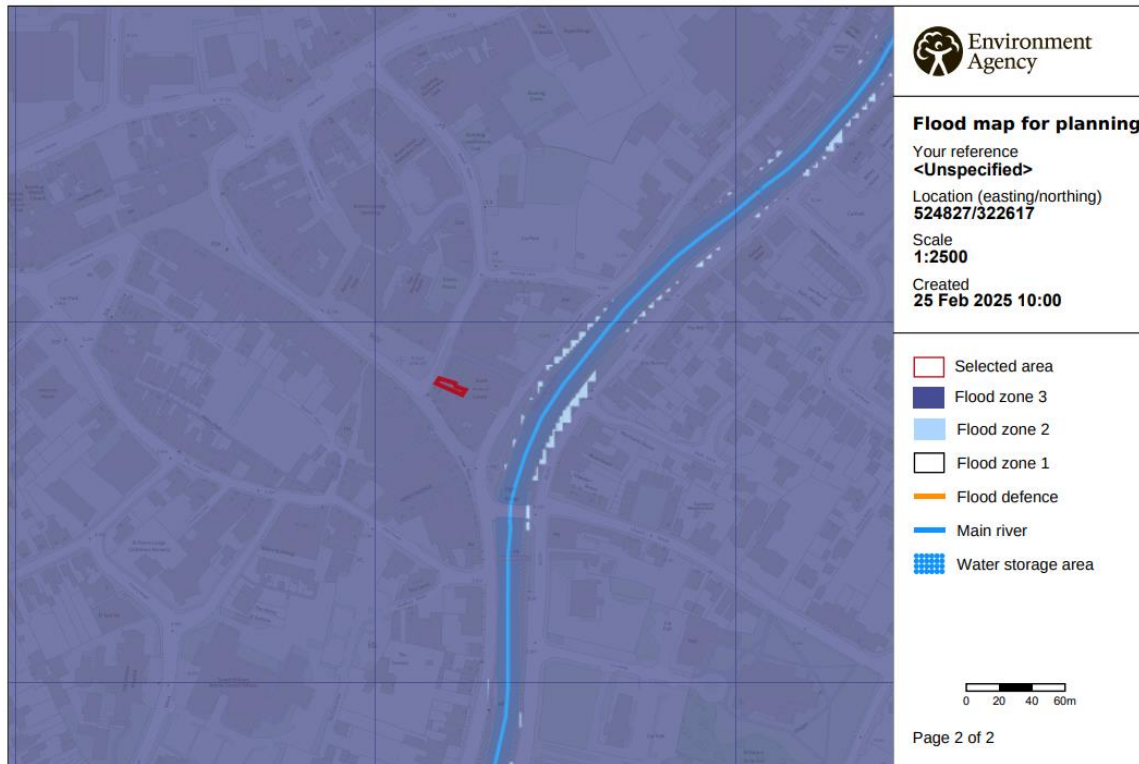
Associate
C.L. Silvester
MCIAT

PLANNING APPLICATION ISSUE

Company Reg. No.
4419410

Flood Risk Assessment

The address for the site is Spalding News, 24 Market Place, Spalding, Lincolnshire, PE11 1SS and referring to the EA website on flood risk this is identified as being within flood zone 3. The map below confirms this.



© Environment Agency copyright and / or database rights 2024. All rights reserved. © Crown Copyright and database right 2024. Ordnance Survey licence number AC0000807064.

The application is for the conversion of the upper floors to residential accommodation, but with the ground floor remaining as retail accommodation. Considering both in turn:

Ground Floor Area

The existing use of the ground floor is as a retail shop (newsagents). The front two-thirds is the trading shop area. The rear one-third section provides some basic staff facilities and storage. This whole area is generally on one level and its only point of access is the front door on the Market Place frontage. The entrance is stepped, with the finished floor level being approximately 150mm above ground level adjacent. Referring to

www.gov.uk/guidance/national-planning-policy-framework/annex-3-flood-risk-vulnerability-classification

a shop is considered to be 'Less vulnerable'.

For the whole of the trading area, there is no intention to alter floor levels, so the vulnerability and risk remains unchanged. For the staff area to the rear, the demolition and rebuild of these facilities will have to remain at the same level as existing, so again there will be no change.

Upper Floor Areas

The original use of the upper floors appears to have been residential in nature, in the form of a home above the shop. It is clear that it has not been used for this purpose for many years (decades). There is some ad hoc use for storage, but in general it is empty.

Referring to

www.gov.uk/guidance/national-planning-policy-framework/annex-3-flood-risk-vulnerability-classification

a dwelling is considered to be 'More vulnerable'.

The proposal is that all of the upper floor area be converted to residential use, with sleeping accommodation provided at first and second floor levels. This places all bedrooms at approximately 3150mm or 6150mm above GL for the first and second floor levels respectively. This is far above predicted flood levels within the town centre and exceeds the minimum level requirements for sleeping accommodation in new build dwellings in the town.

Given the constraints of the site and the desire to bring a listed building back into use, it is considered that designing the internal layout to provide all sleeping accommodation so far above ground level adequately addresses the flood risk in this instance.